

120.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

706,000 / 706,000

USE VALUE:

706,000 / 706,000

ASSESSED:

706,000 / 706,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		MORNINGSIDE DR, ARLINGTON

## OWNERSHIP

Owner 1:	HAYES MICHAEL R/NICOLE G	Unit #:
Owner 2:		
Owner 3:		

Street 1:	84 MORNINGSIDE DR
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

## PREVIOUS OWNER

Owner 1:	MC MANUS MARGARET T -
Owner 2:	-

Street 1:	84 MORNINGSIDE DR
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

## NARRATIVE DESCRIPTION

This parcel contains 7,891 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7891		Sq. Ft.	Site		0	70.	0.83	4									459,710						459,700	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										77311
										GIS Ref
										GIS Ref
										Insp Date
										10/17/18

Total Card / Total Parcel  
706,000 / 706,000  
706,000 / 706,000  
706,000 / 706,000

19287!  
PRINT Date Time  
12/10/20 23:47:11  
LAST REV Date Time  
09/03/19 13:38:30  
apro  
9287

Prior Id # 1: 77311  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
ASR Map:  
Fact Dist:  
Reval Dist:  
Year:  
LandReason:  
BldReason:  
CivilDistrict:  
Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC MANUS MARGAR	1243-173		10/18/2001		360,000	No	No		
	817-24		2/18/1972			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/17/2018		MEAS&NOTICE							CC	Chris C		
6/10/2009		Info At Door							189	PATRIOT		
12/19/2001		MLS							MM	Mary M		
5/4/2000		Inspected							276	PATRIOT		
2/16/2000		Measured							268	PATRIOT		
9/2/1993									RV			

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 19 - Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good									6	OSP (60)	20	15		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	A Bath:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	3/4 Bath:	Rating:														
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:														
Grade: C - Average	Year Blt: 1957	Eff Yr Blt:	Const Mod:	1/2 Bath: 1	Rating: Good														
Alt LUC:	Alt %:	Jurisdict:	Lump Sum Adj:	A HBth:	Rating:														
<b>INTERIOR INFORMATION</b>				OthrFix:	Rating:														
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good	18. %														
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %	Functional: %	Functional: %	Functional: %														
Sec Floors: %	Bsmnt Flr: 12 - Concrete	Total: 18.6 %	Economic: %	Economic: %	Economic: %														
Bsmnt Gar: %	Subfloor: %	Total: 18.6 %	Special: %	Special: %	Special: %														
Electric: 3 - Typical	Other Features: 83750	Total: 18.6 %	Override: %	Override: %	Override: %														
Insulation: 2 - Typical	Grade Factor: 1.00	Total: 18.6 %	Const Adj.: 0.99989998	Adj \$ / SQ: 128.237	Adj Total: 302550	WtAv\$/SQ:	AvRate:	Ind.Val:											
Int vs Ext: S	NBHD Inf: 1.00000000	Total: 18.6 %	Adj Total: 302550	Depreciation: 56274	Final Total: 246300	Juris. Factor:	Before Depr:	128.24											
Heat Fuel: 1 - Oil	NBHD Mod:	Total: 18.6 %	Depreciation: 56274	Final Total: 246300	Val/Su Net: 86.88	Special Features: 0	Val/Su SzAd:	202.72											
Heat Type: 3 - Forced H/W	LUC Factor: 1.00	Total: 18.6 %	Depreciated Total: 246276	Val/Su SzAd:	202.72														
# Heat Sys: 1	% Heated: 100	% AC: %	Make:	Model:	Serial #:	Year:	Color:												
<b>MOBILE HOME</b>				<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b>				<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	120.0-0001-0004.0	AssessPro Patriot Properties, Inc
More: N	Total Yard Items:					Total Special Features:								Total:					